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BY: SAMANTHA SPEAKER

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NEW HANOVER COUNTY,

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

EXTX \$0.00

ELECTRONICALLY RECORDED

WE PREPARED THE DEED IN THIS TRANSACTION, BUT WE MADE NO EXAMINATION OF TITLE AND WE EXPRESS NO OPINION ON TITLE TO THE PROPERTY.

Prepared by: Nancy M. Guyton, Attorney
Law Firm Carolinas
219 Racine Dr., Suite B
Wilmington, NC 28403

Excise Tax: \$0 TAX PARCEL No: R06106-006-036-000

Brief description for the index:

P/O Farm Tract #16 Winter Park Gardens Subdivision

The property conveyed herein does not include the primary residence of Grantor.

NORTH CAROLINA WARRANTY DEED

THIS DEED, made this 8TH day of November, 2022, by and between, **Tyler Dames Ross**, unmarried, herein, whose mailing address is 219 Spring Creek Drive, Springfield, IL 62702, whether one or more, called **GRANTORS**, and **Robert Hayes Tate and wife, Deborah Wolfson Tate**, whose mailing address is 252 Hanover Lakes Drive, Wilmington, NC 28401, herein, whether one or more, called **GRANTEES**.

WITNESSETH THAT:

That whereas Robert Earl Ikner, late of the County of New Hanover County, North Carolina, died intestate on April 20, 2010, leaving surviving him as his sole heirs at law his wife, Maxine Jennifer Walters, and his three children, Terry Robert Ikner, Robert E. Ikner, Jr., and Theresa Ikner Coffey; and whereas, Maxine Jennifer Walters died intestate on June 28, 2015, leaving her as her sole heir at law her son, Tyler Dames Ross; and whereas Robert Earl Ikner at the time of his death was seized of the lands hereinafter

described; and whereas Maxine Jennifer Walters at the time of her death was seized of the lands hereinafter described; and whereas, more than two years have passed since the death of Robert Earl Ikner and the death of Maxine Jennifer Walters.

NOW THEREFORE, THE GRANTORS, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to them in hand paid by the GRANTEES, the receipt whereof is hereby acknowledged, have bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto GRANTEES and their heirs, successors, and assigns forever, all that certain real property located in **New Hanover, North Carolina**, described on **Exhibit A** attached hereto and incorporated herein by reference.

To have and to hold the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to them the said GRANTEES and their heirs and assigns in fee simple forever.

GRANTORS do covenant that they are seized of said lands in fee and have the right to convey the same in fee simple, that the same are free and clear of all encumbrances and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

Title to the property hereinabove described is subject to the following exceptions:

1. All easements, rights of way and restrictions of record.
2. All governmental land use statutes, ordinances or regulations, including, zoning, building and subdivision regulations.
3. Ad valorem taxes.

IN TESTIMONY WHEREOF, said GRANTORS have hereunto set their hands and seals the day and year first above written.

Tyler Dames Ross (SEAL)
Tyler Dames Ross

COUNTY OF Sangamon
STATE OF Illinois

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: **Tyler Dames Ross.**

Date: 11-8-22

(OFFICIAL SEAL)

Marisue Kueper

Notary Public

Print Name: Marisue Kueper

My commission expires: 1-28-2023



EXHIBIT A

Legal Description

BEING all of that certain real property located in New Hanover County, North Carolina, and being more particularly described as follows:

BEGINNING at the intersection of the Northern line of Lake Street with the Western line of Farm Tract #15 of Winter Park Gardens Subdivision, and running thence North 9 degrees East along the dividing line between Farm Tract #15 and #16 of said Winter Park Gardens Subdivision 250 feet more or less to its intersection with the center line of a drainage ditch running through said Farm Tract #16, running thence in a Southeasterly direction and with the center line of said drainage ditch 275 feet more or less to its intersection with the Northern line of Lake Street, said point also being 132.0 feet Westwardly from the **Beginning Point**, running thence South 81 degrees along the Northern line of Lake Street 132 feet to the **Point of Beginning**, the same being part of Farm Tract #16 of Winter Park Gardens Subdivision as shown on the Map thereof duly recorded in Map Book 3, Page 38, of the New Hanover County Registry; and being the same real property described in those deeds recorded in Book 474, Page 607, and Book 762, Page 193, of the New Hanover County Registry, and having a tax parcel no. of R06106-006-036-000 and a property address of 4223 Lake Avenue, Wilmington, NC 28403.